008.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,000 / 851,000
					USE VALUE:	851,000 / 851,000
					ASSESSED:	851,000 / 851,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORD ANN D / TRUSTEE
Owner 2:	FORD FREEMAN TRUST
Owner 3:	
Street 1:	69 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORD RICHARD F & ANN D -
Owner 2:	-
Street 1:	69 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,009 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2473 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3009.000	442,100	700	408,200	851,000
Total Card	0.069	442,100	700	408,200	851,000
Total Parcel	0.069	442,100	700	408,200	851,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.15 | /Parcel: 344.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7432

GIS Ref

GIS Ref

Insp Date 11/08/17

!799!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,200	700	3,009.	408,200	851,100	851,100	Year End Roll	12/18/2019
2019	104	FV	345,700	700	3,009.	433,700	780,100	780,100	Year End Roll	1/3/2019
2018	104	FV	345,700	700	3,009.	316,400	662,800	662,800	Year End Roll	12/20/2017
2017	104	FV	324,500	700	3,009.	275,500	600,700	600,700	Year End Roll	1/3/2017
2016	104	FV	324,500	700	3,009.	234,700	559,900	559,900	Year End	1/4/2016
2015	104	FV	289,600	700	3,009.	229,600	519,900	519,900	Year End Roll	12/11/2014
2014	104	FV	289,600	700	3,009.	188,800	479,100	479,100	Year End Roll	12/16/2013
2013	104	FV	301,100	700	3,009.	179,600	481,400	481,400		12/13/2012

PRINT

Date	Time
12/10/20	16:31:05

LAST REV

Date	Time
07/24/19	10:49:17

jorourke

799

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORD RICHARD F	49930-432		8/13/2007	Family	1	No	No		Richard F Ford - DOD: 05.26.2019
	11903-278		10/14/1970		30,000	No	No		N

USER DEFINED

Prior Id # 1:	7432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/1996	464	Manual	3,000					REPLACE PORCH
7/9/1996	307	Manual	4,000					REBUILD FRONT PORC
6/7/1994	257	Manual	4,500					REPAIR PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2019	Mail Update	JO	Jenny O
11/8/2017	Inspected	BS	Barbara S
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/31/2009	Meas/Inspect	372	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
9/23/1999	Meas/Inspect	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3009		Sq. Ft.	Site		0	80.	1.70	1									408,215						408,200	

Total AC/HA: 0.06908 | Total SF/SM: 3009 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,215 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12770700
Const Adj.:	0.98745072
Adj $ / SQ:	189.304
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640717
Depreciation:	198622
Depreciated Total:	442095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	2
1	5	2	1
Totals			
2	13	5	

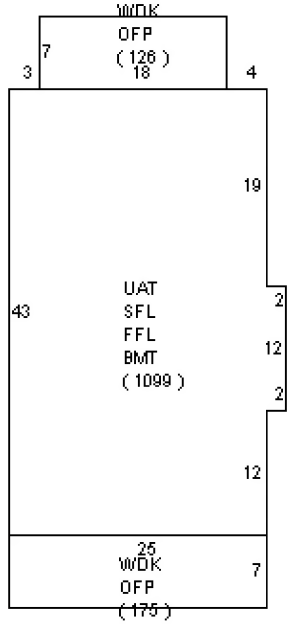
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.30
Special Features:	0	Val/Su Net:	105.92
Final Total:	442100	Val/Su SzAd	201.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,099	56.790	62,414
FFL	First Floor	1,099	189.300	208,046
SFL	Second Floor	1,099	189.300	208,046
OFP	Open Porch	301	21.710	6,533
WDK	Deck	301	9.210	2,771
UAT	Upper Attic	275	132.510	36,408

Net Sketched Area:	4,174			Total:	524,218
Size Ad	2198	Gross Are	4998	FinArea	2473

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1990	3.99	T	23.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700